

| 3303 Townhomes   Unit Matrix |      |                    |          |                         |         |         |                   |                 |         |
|------------------------------|------|--------------------|----------|-------------------------|---------|---------|-------------------|-----------------|---------|
|                              |      |                    |          | Floor Area(Conditioned) |         |         |                   | (Unconditioned) |         |
| Building                     | Unit | Unit Type          | Bedrooms | Level 1                 | Level 2 | Level 3 | Total Above Grade | Garage          | Carport |
| <b>A</b>                     | A-1  | 2 story            | 4        | 1124                    | 1688    | 133     | 2944              | 2500            | 171     |
|                              | A-2  | 3 story - Interior | 4        | 1009                    | 1081    | 906     | 2996              | 2560            | 171     |
|                              | A-3  | 2 story            | 4        | 1124                    | 1688    | 133     | 2944              | 2500            | 171     |
|                              |      |                    |          |                         |         |         |                   |                 |         |
| <b>B</b>                     | B-1  | 3 story - End      | 4        | 1009                    | 1081    | 906     | 2996              | 2500            | 171     |
|                              | B-2  | 2 story            | 4        | 1124                    | 1688    | 133     | 2944              | 2500            | 171     |
| <b>C</b>                     | C-1  | 3 story - End      | 4        | 1009                    | 1081    | 906     | 2996              | 2500            | 171     |
|                              | C-2  | 3 story - Interior | 4        | 1009                    | 1081    | 906     | 2996              | 2500            | 171     |
|                              | C-3  | 3 story - Interior | 4        | 1009                    | 1081    | 906     | 2996              | 2500            | 171     |
|                              | C-4  | 2 story            | 4        | 1124                    | 1688    | 133     | 2944              | 2500            | 171     |
| <b>D</b>                     | D-1  | 3 story - End      | 4        | 1009                    | 1081    | 906     | 2996              | 2500            | 171     |
|                              | D-2  | 2 story            | 4        | 1124                    | 1688    | 133     | 2944              | 2500            | 171     |
| <b>E</b>                     | E-1  | 2 story            | 4        | 1124                    | 1688    | 133     | 2944              | 2500            | 171     |
|                              | E-2  | 2 story - Unique   | 4        | 1215                    | 1598    | 133     | 2946              | 2500            | 171     |

| RMX-2 Zone Summary           |  | 12/22/2021       |  |
|------------------------------|--|------------------|--|
| Item                         | Parameter  | Value            | Comments   |
| Zone District                | RMX-2  |                  |  |
| Permitted Uses               | Duplex   | C                | Conditional  |
|                              | Attached Dwelling Units  | C                | Conditional  |
|                              | Townhouses   | C                | Conditional  |
| Form and Bulk                | Height   | 35'              |  |
|                              | Stories  | 3                |  |
|                              | Front Yard Setback   | 15'              | @ East & South   |
|                              | Minimum Front Yard Setback for All Covered & Uncovered Parking Areas | 20'              | @ East & South   |
|                              | Interior Side Yard Setback   | 0'               | @ West   |
|                              | Side Street Setback  | 0'               |  |
|                              | Rear Yard Setback  | 20'              | @ North  |
|                              | Minimum Total for both Side Yard Setbacks                            | n/a              |  |
| Intensity                    | FAR  | n/a              |  |
|                              | Number of Dwelling Units per Acre                                    | 10               | 10units/acre * 1.3 Acres = 13 Dwelling Units   |
|                              | Minimum Open Space on Lots   | 15%              | 56,836 * .15= 8,525.4 SF   |
|                              | Minimum Private Open Space Per DU                                    | 60               | Min. 497 sf provided   |
|                              | Minimum Number of Housing Types                                      | 2                | Lot = 1.3 acres  |
|                              | Maximum Percentage of Any One Housing Type                           | 50%              | 6 Duplex Units (46%), 4 Townhome Units (31%), and 3 Triplex Units (23%) to be provided   |
| Building Design Requirements | Primary Building Entrance Location Facing Street                     | Yes              |  |
| Parking                      | Residential Parking (4 BR Units)                                     | 2 per unit req'd | 1 standard size Private Garage Space & 1 standard size Private Carport Space provided per Unit (26 total)<br>11 additional guest spaces provided along drive |
| Solar Access                 | Solar Access Area  | II               | 12' solar fence required by adjacent RL-1 zoned properties   |

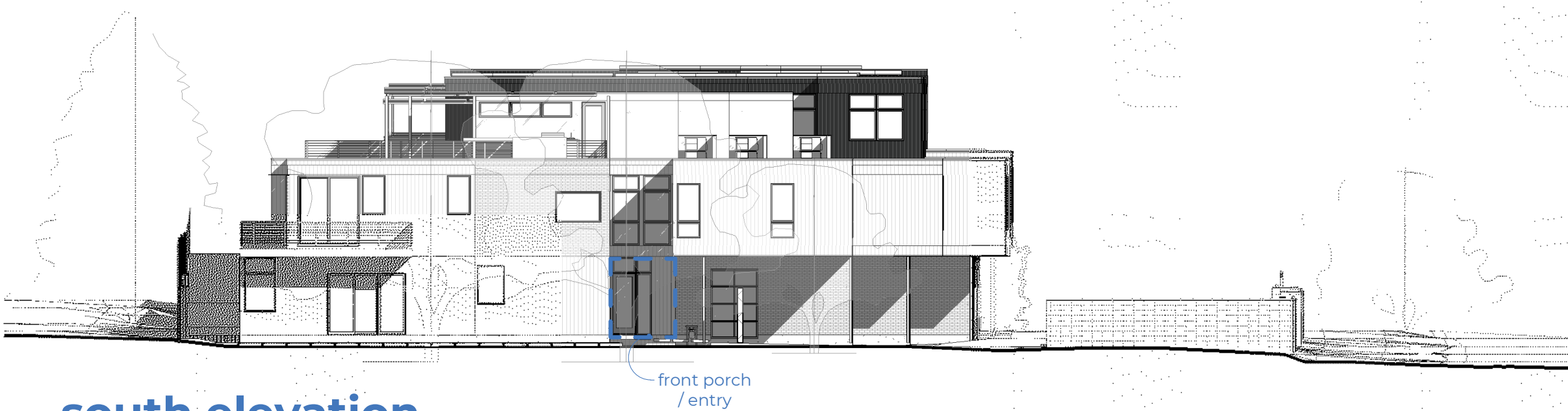
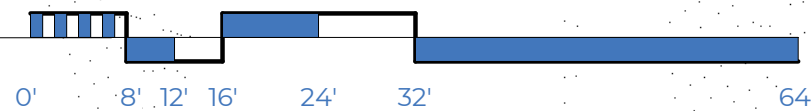




**east site elevation  
(broadway frontage)**

1  
A002

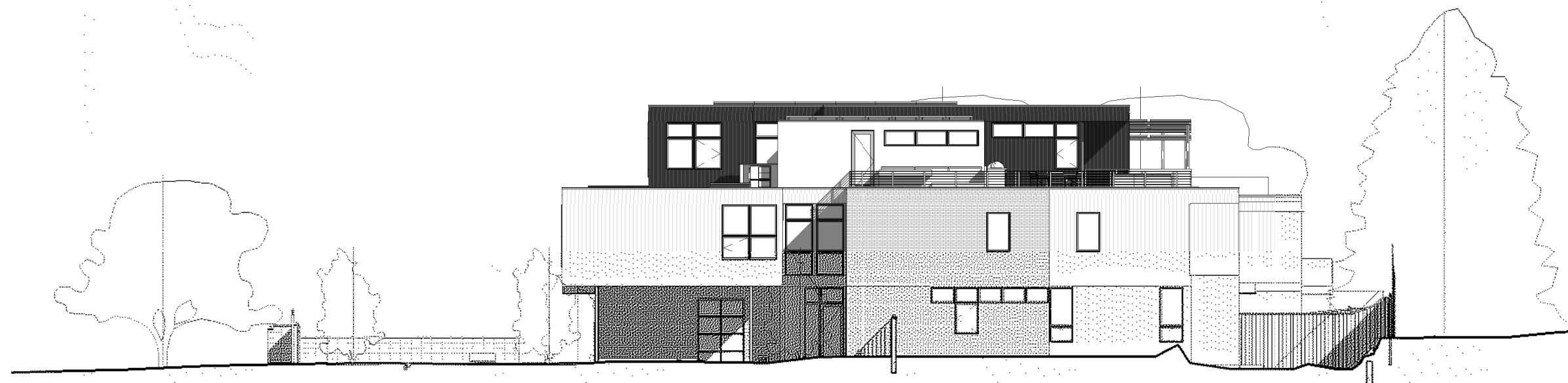
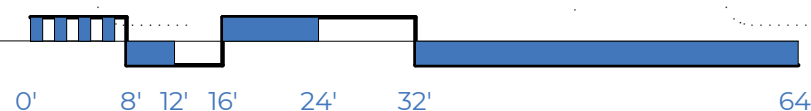
1/16" = 1'-0"



**south elevation  
(hawthorn frontage)**

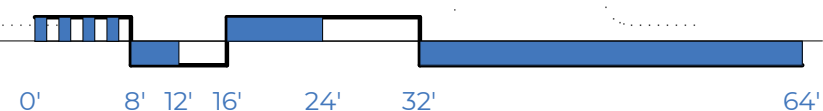
2  
A002

1/16" = 1'-0"



**3 north elevation**

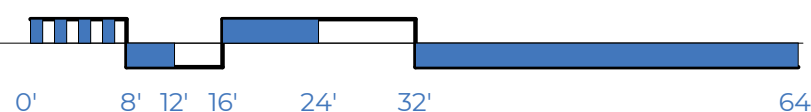
A002  
1/16" = 1'-0"



**4 west elevation**

A002

1/16" = 1'-0"



**REVISIONS**

| No. | Description | Date |
|-----|-------------|------|
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